

**Town of Nipawin
Bylaw No. 2007/25**

**A BYLAW IN THE TOWN OF NIPAWIN, IN THE PROVINCE OF SASKATCHEWAN, TO
PROVIDE FOR ENTERING INTO COMMERCIAL TAX EXEMPTION AGREEMENTS FOR THE
PURPOSES OF ECONOMIC DEVELOPMENT**

The Council of the Town of Nipawin in the Province of Saskatchewan enacts as follows:

1. The Town of Nipawin is hereby authorized to enter into agreements, attached hereto and forming a part of this bylaw, and identified as follows:

- Schedule "A", DLF Pickseed, assessed owners of 1920 Hwy 35 S – Lot 5 Block 3 Plan 101619097;

- Schedule "B", KZN Holdings Limited, assessed owner of 1104 9th Street West - Lot BB Block 4 Plan 102440607;

to exempt said property from taxation for the purpose of economic development in accordance with *The Municipalities Act*.

2. The Mayor and the Chief Administrative Officer of the Town of Nipawin are hereby authorized to sign and execute the attached agreements identified as Schedules "A" & "B".



READ A THIRD AND FINAL TIME
AND ADOPTED THIS 23 DAY OF
June A.D., 2025

Mayor

Chief Administrative Officer

Bylaw No. 2007/25 - Schedule "A"

**Town of Nipawin
Tax Concession Agreement
Commercial / Industrial Property**

THIS AGREEMENT made in duplicate this _____ day of _____, A.D., 2025.

BETWEEN:

**The Town of Nipawin
Box 2134
Nipawin SK S0E 1E0
(hereinafter referred to as the Town)**

And

**DLF Pickseed
PO Box 100
Nipawin, SK S0E 1E0**

WHEREAS Section 295(2) of *The Municipalities Act*, authorizes a municipality to enter into an agreement with an owner or occupant of any land, improvements or business designated in the said agreement bylaw for the purpose of abating that land, improvements or business from taxation for not more than four (4) years;

AND WHEREAS Section 298 of *The Municipalities Act* authorizes a municipality to exempt or partially exempt any property from taxation without replacing the tax revenues lost by any other taxing authority on whose behalf the municipality levies taxes, providing the agreement to exempt taxes is for the purposes of economic development;

AND WHEREAS Council has declared the construction described within this agreement to be for the purposes of economic development;

NOW THEREFORE the Council of the Town of Nipawin hereby agrees to abate from taxation the following property, owned by DLF Pickseed, effective January 1, 2025 – December 31, 2028:

1920 Highway 35 S – Lot 5 Block 3 Plan 101619097;

at the following rates:

Year One (2025): 100%
Year Two (2026): 100%
Year Three (2027): 100%
Year Four (2028): 100%

AND any taxes that are payable in any given year are to be paid by December 31 of the year they are due. For the duration of this agreement, no tax concessions will be granted if any taxes due are unpaid by December 31. If at any time during the term of this agreement any taxes must be paid to any other taxing authority on the property, the owner of the property will be responsible for paying such taxes.

The tax exemption is being applied in accordance with the Town's Policy Manual – New & Expanding Business Incentive Policy, due to the new construction or renovations at 1920 Highway 35 S – Lot 5 Block 3 Plan 101619097. The exemption applies to the amount of tax resulting from the increase in assessed value of the building due to the new construction or renovation. The exemption does not apply to the assessment of the land. Frontage taxes are not included in any tax concession.

IN WITNESS WHEREOF the Parties have hereunto caused their hands and seals to be affixed the day and year first above written.

TOWN OF NIPAWIN

Mayor

S E A L

Chief Administrative Officer

DLF Pickseed

Per _____

S E A L

Witness

Bylaw No. 2007/25 - Schedule "B"

**Town of Nipawin
Tax Concession Agreement
Commercial / Industrial Property**

THIS AGREEMENT made in duplicate this _____ day of _____, A.D., 2025.

BETWEEN:

**The Town of Nipawin
Box 2134
Nipawin SK S0E 1E0
(hereinafter referred to as the Town)**

And

**KZN Holdings Limited
PO Box 1017
Nipawin, SK S0E 1E0**

WHEREAS Section 295(2) of *The Municipalities Act*, authorizes a municipality to enter into an agreement with an owner or occupant of any land, improvements or business designated in the said agreement bylaw for the purpose of abating that land, improvements or business from taxation for not more than four (4) years;

AND WHEREAS Section 298 of *The Municipalities Act* authorizes a municipality to exempt or partially exempt any property from taxation without replacing the tax revenues lost by any other taxing authority on whose behalf the municipality levies taxes, providing the agreement to exempt taxes is for the purposes of economic development;

AND WHEREAS Council has declared the construction described within this agreement to be for the purposes of economic development;

NOW THEREFORE the Council of the Town of Nipawin hereby agrees to abate from taxation the following property, owned by KZN Holdings Limited, effective January 1, 2025 – December 31, 2028:

1104 9th Street West - Lot BB Block 4 Plan 102440607;

at the following rates:

Year One (2025):	100%
Year Two (2026):	100%
Year Three (2027):	100%
Year Four (2028):	100%

AND any taxes that are payable in any given year are to be paid by December 31 of the year they are due. For the duration of this agreement, no tax concessions will be granted if any taxes due are unpaid by December 31. If at any time during the term of this agreement any taxes must be paid to any other taxing authority on the property, the owner of the property will be responsible for paying such taxes.

The tax exemption is being applied in accordance with the Town's Policy Manual – New & Expanding Business Incentive Policy, due to the new construction or renovations at 1104 9th Street West - Lot BB Block 4 Plan 102440607. The exemption applies to the amount of tax resulting from the increase in assessed value of the building due to the new construction or renovation. The exemption does not apply to the assessment of the land. Frontage taxes are not included in any tax concession.

IN WITNESS WHEREOF the Parties have hereunto caused their hands and seals to be affixed the day and year first above written.

TOWN OF NIPAWIN

Mayor

S E A L

Chief Administrative Officer

KZN Holdings Limited

Per _____

S E A L

Witness